PASTORIUS MINI-WAREHOUSES

CITY OF MILTON
ROCK COUNTY, WISCONSIN

SHEET INDEX

LEGEND

W	EXISTING WATER MAIN
GV	EXISTING GATE VALVE & HYDRANT
	WATER SERVICE & CURB STOP
	PROPOSED WATERMAIN, VALVE, & HYDRANT
	PROPOSED WATER SERVICE & CURB STOP
SAN S	EXISTING SANITARY SEWER & MANHOLE
FM	EXISTING FORCEMAIN
SS CB	EXISTING STORM SEWER & INLET
	PROPOSED STORM SEWER & INLET
	PROPOSED MANHOLE & SEWER MAIN
E	BURIED ELECTRIC
G	BURIED GAS & VALVE
TV	BURIED CABLE TELEVISION
T	BURIED TELEPHONE
FO	BURIED FIBER OPTICS
OH	OVERHEAD UTILITY
	RAILROAD TRACKS
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
CP	EXISTING CULVERT PIPE
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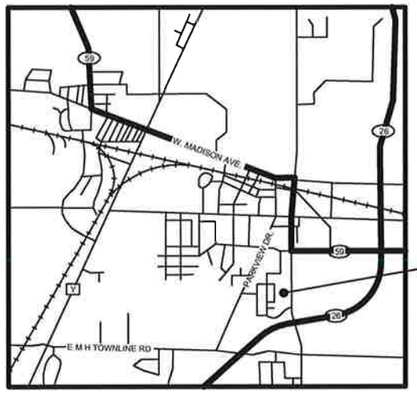
	FENCE LINE
	DRAINAGE ARROW
	SILT FENCE
	RIGHT-OF-WAY
	BASELINE
	PROPERTY LINE
	TREE LINE
	BENCHMARK
	IRON PIPE
	IRON ROD
	CONTROL POINT
	UTILITY POLE & GUY
000.00	SOIL BORING
	LIGHT POLE
	PEDESTAL
	STREET SIGN
	MAILBOX
	FLAGPOLE
	TREE - DECIDUOUS
	TREE - CONIFEROUS
	TREE TO BE REMOVED



PROJECT LOCATION:
1135 S. JANESVILLE STREET
MILTON, WI

LOCATION MAP
NOT TO SCALE

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.

PROJECT NO.:	06577024	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	05/10/16	DRAWN BY: KNN				
F.B.		CHECKED BY: KCL				

PLOT DATE: 5/10/16, P:\6500s\6570s\65770\06577024\CADD\C3D\06577024_Design.dwg

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PASTORIUS WAREHOUSES
BOS DESIGN BUILDERS
ROCK COUNTY, WISCONSIN

TITLE SHEET

FILE NO
06577024
SHEET
G 1

CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS

1.) SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABILISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.

2.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.

3.) THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.

4.) ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

5.) THE AREA OF EROSIVE LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.

6.) ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.

7.) ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.

8.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.

9.) ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.

10.) ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.

11.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.

12.) CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.

13.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.

14.) EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.

15.) ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:

a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.

16.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.

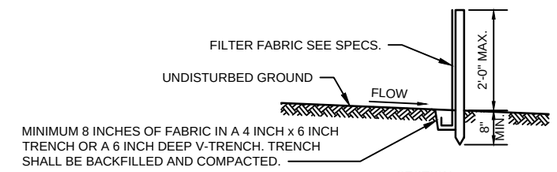
17.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

18.) DURING THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION OF A DISTURBED WATERING OF ALL NEWLY SEEDED AND MULCHED AREAS SHALL BE PROVIDED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

19.) WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.

20.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.

21.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.



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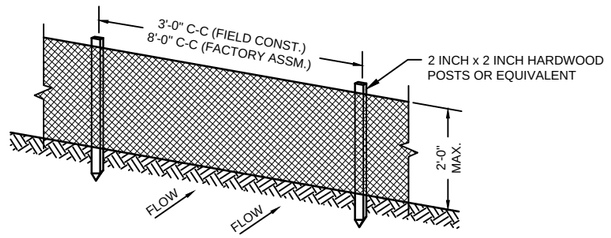
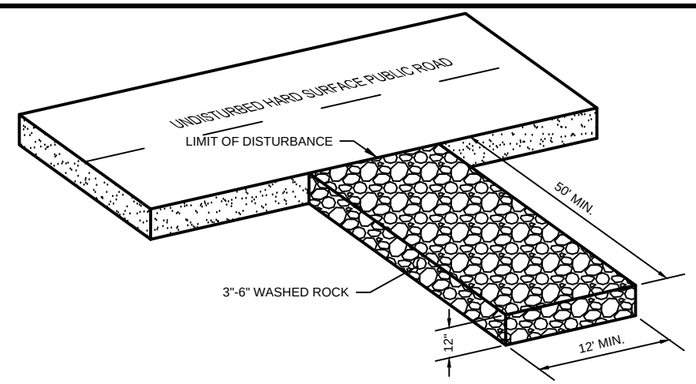


PERSPECTIVE VIEW

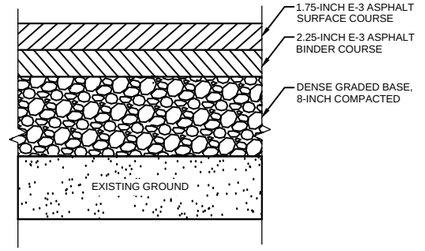
GENERAL NOTES:

1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL
NO SCALE



VEHICLE TRACKING PAD
NO SCALE



NOTES:
1. ASPHALT BINDER SHALL BE TYPE PG 64-22, 12.5 MM NOMINAL AGGREGATE SIZE, E-3 MIX.
2. ASPHALT SURFACE SHALL BE TYPE PG 64-22, 12.5 MM NOMINAL AGGREGATE SIZE, E-3 MIX.

TYPICAL ASPHALT PAVEMENT SECTION
NO SCALE

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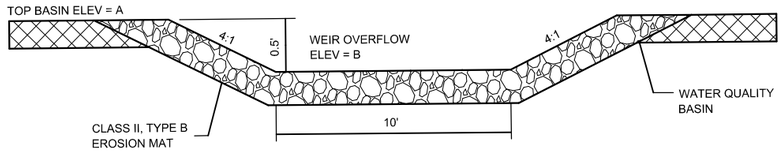
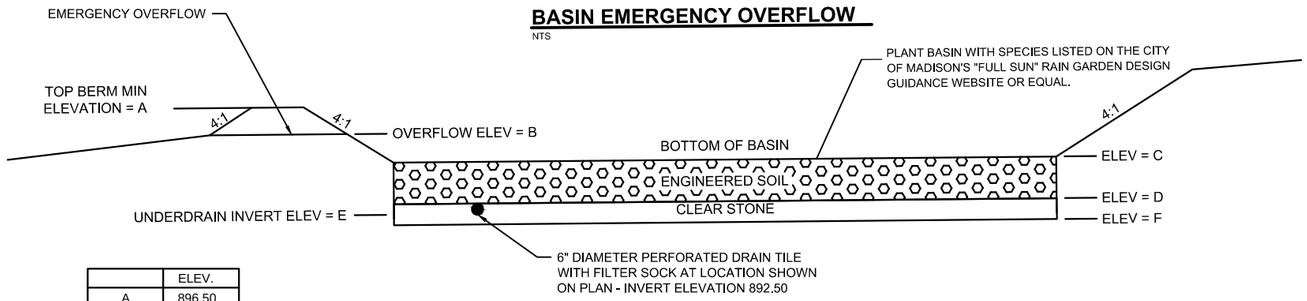
DETAILS

FILE NO. 06577024
SHEET G 2



BASIN EMERGENCY OVERFLOW

NTS



	ELEV.
A	896.50
B	896.00
C	895.00
D	893.00
E	892.50
F	892.00

WATER QUALITY BASIN DETAILS

SCALE: NONE

ENGINEERED SOIL REQUIREMENTS

1) ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70% SAND AND 30% COMPOST

2) THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS
- USDA COURSE SAND (0.2 - 0.4 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND)
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ENGINEER.

THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SiO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.

3) THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.

4) THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.

THE ENGINEERED SOIL MIX SHALL HAVE A pH BETWEEN 5.5 AND 6.5.

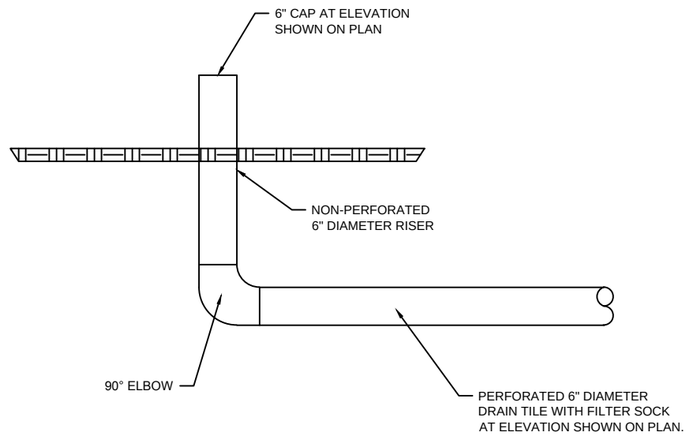
CONSTRUCTION NOTES

1) THE BASIN SHALL BE EXCAVATED AT THE BEGINNING OF THE PROJECT TO SERVE AS A SEDIMENTATION BASIN DURING CONSTRUCTION

2) THE BASIN SHALL BE EXCAVATED TO 12" ABOVE ELEVATION "E" AND ALLOWED TO COLLECT SEDIMENT DURING CONSTRUCTION.

3) AFTER UPLAND SOILS HAVE STABILIZED, THE BASIN SHALL BE PUT INTO OPERATION WITH THE REMOVAL OF CONSTRUCTION SEDIMENTS AND THE INSTALLATION OF THE DRAINAGE LAYER AND ENGINEERED SOIL

4) WHILE CONSTRUCTING THE BASIN, USE ONLY TRACKED EARTH-MOVING EQUIPMENT OR EXCAVATE FROM THE SIDE SO THAT ALL EQUIPMENT STAYS OFF THE BASIN FLOOR.



CLEANOUT RISER DETAIL

SCALE: NONE

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DETAILS

FILE NO.
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SHEET
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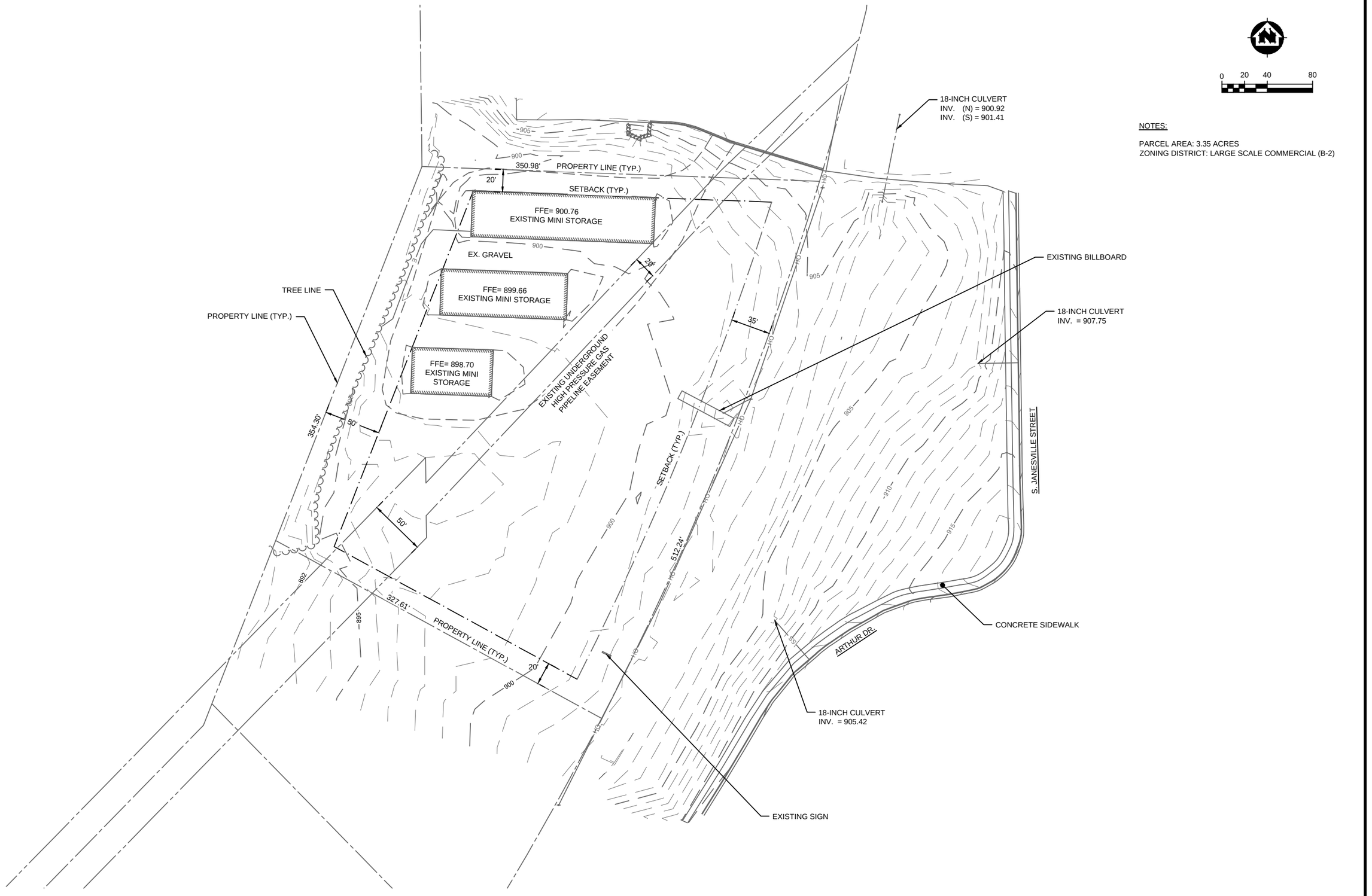

NOTES:

PARCEL AREA: 3.35 ACRES
ZONING DISTRICT: LARGE SCALE COMMERCIAL (B-2)

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EXISTING SITE PLAN

FILE NO. 06577024
SHEET ST 1

NOTES:

1. CONTRACTOR TO REMOVE APPROXIMATELY TOP 4-INCHES OF CABC ON EXISTING GRAVEL DRIVE AND GRADE TO DRAIN.

2. EXISTING GRAVEL APPROVED BY OWNER TO BE USED AS BASE MATERIAL PRIOR TO HAULING MATERIAL TO THE SITE (ADDITIONAL CABC WILL BE NECESSARY)

3. ENTIRE AREA SHOULD BE PROOF ROLLED IN PRESENCE OF OWNER PRIOR TO APPROVAL OF PAVING.

NOTES:

PARKING REQUIREMENTS FOR MINI WAREHOUSES:
1 PARKING STALL PER 10 STORAGE UNITS
APPROX. 68 STORAGE UNITS = APPROX. 7 STALLS

ALL PARKING STALLS ARE TO BE MARKED.

ALL DRIVEWAY AND PARKING AREAS EXISTING AND PROPOSED ARE TO BE ASPHALT.

AREAS CONTRIBUTING TO THE BASIN:

PROPOSED ROOF: 25,650 SF
PROPOSED ASPHALT: 30,730 SF
PROPOSED LANDSCAPE AREAS: 4,996 SF

EXISTING ROOF: 3,649 SF
EXISTING GRAVEL TO ASPHALT: 12,652 SF
EXISTING LANDSCAPE: 2,005 SF

OPEN SPACE: 42,981 SF

SITE AREAS:

PROPOSED ROOF: 25,650 SF
PROPOSED ASPHALT: 30,730 SF
PROPOSED LANDSCAPE: 4,996 SF

EXISTING ROOF: 14,078 SF
EXISTING GRAVEL TO ASPHALT: 25,089 SF
EXISTING LANDSCAPE: 3,578 SF
DRIVEWAY OUTSIDE OF PROPERTY BNDY: 900 SF

OPEN SPACE (EXCLUDING LANDSCAPE AREAS):42,685 SF

TOTAL LOT AREA:145,906 SF

PERCENT OPEN SPACE: 35.1%

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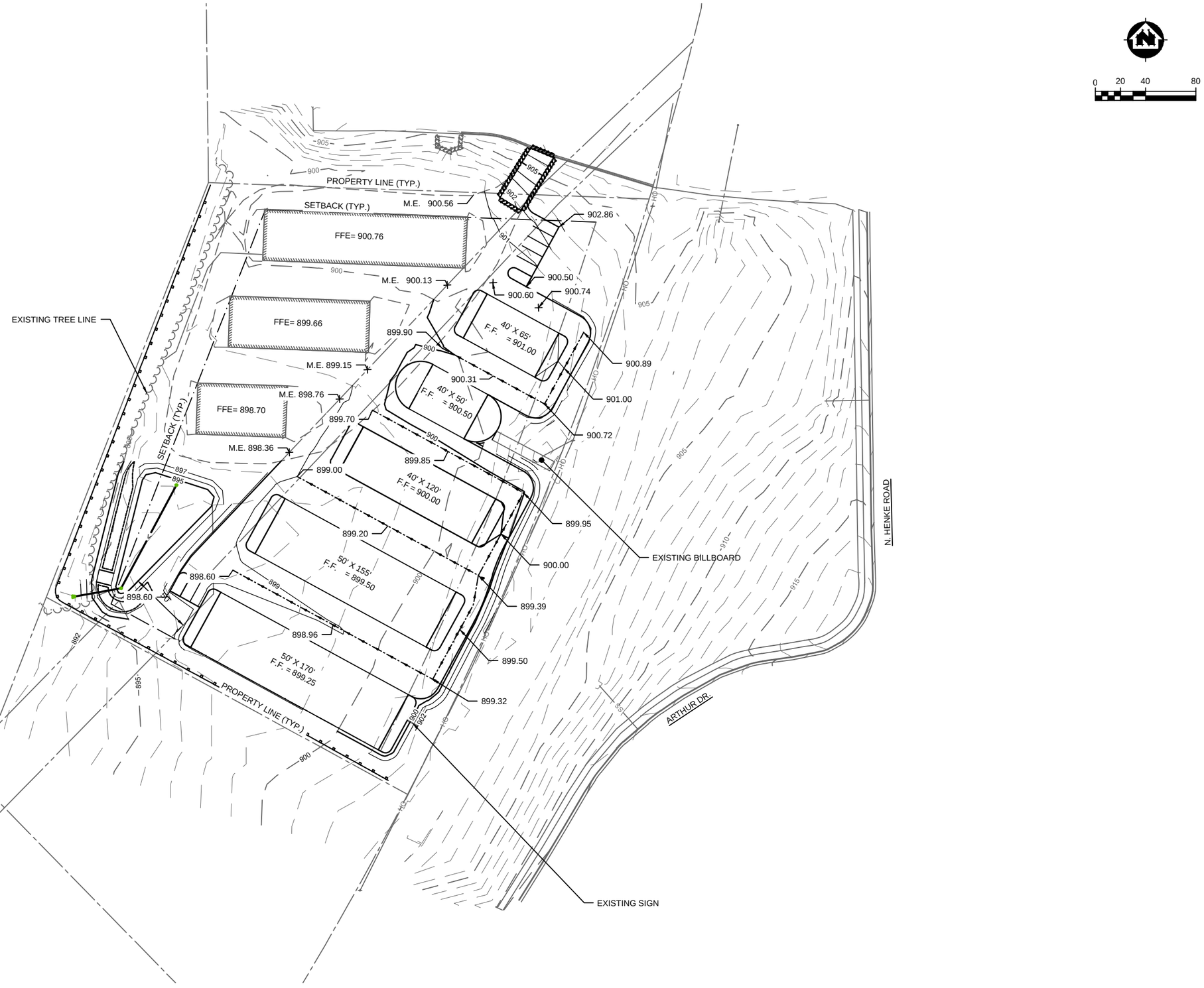
PROPOSED SITE LAYOUT

FILE NO. 06577024
SHEET ST 2



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GRADING PLAN

FILE NO. 06577024
SHEET ST 3